

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22424

Property Information

property address: 405 N TEXAS AVE
legal description: CITY OF BRYAN, BLOCK 94, LOT 8-10, PT 6-7, PT ALLEY
owner name/address: PATRANELLA, JO JO
% BERGER, EUNA
603 E 29TH ST APT 20
BRYAN, TX 77803-4072
full business name: 200
land use category: Single-Fam Res type of business: _____
current zoning: C3 occupancy status: occ
lot area (square feet): 25500 frontage along Texas Avenue (feet): 68
lot depth (feet): 250 to 150 (inv.) sq. footage of building: 1344
property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 1 building height (feet): 18 # of stories: 1
type of buildings (specify): wood frame
building/site condition: 2
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____
fr = 30 / prop side = 114.57 / rear = 179
approximate construction date: _____ accessible to the public: ☐ yes ☒ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no 1/2 of a sidewalk
other improvements: ☒ yes ☐ no (specify) Recessed wood lattice fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: 0 type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

no driveway; right to board and parking
improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 6
lot type: ☐ asphalt ☐ concrete ☒ other Dirt
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☒ no N/A
overall condition: _____
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: wild palms + trees

Outside Storage

☒ yes ☐ no (specify) garage, junk, junk cars, animal, household items
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

